

**CITY OF WATERVILLE**

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**REGULAR MEETING**

**COUNCIL MINUTES  
MEETING BEING HELD VIA ZOOM**

**APRIL 20, 2021**

**MEMBERS OF THE PUBLIC WHO WISH TO PARTICIPATE IN THE MEETING MUST REGISTER THROUGH  
THE CITY OF WATERVILLE WEBSITE AT**

**[https://us02web.zoom.us/webinar/register/WN\\_oJ1Qtjf7RoypVJeCgvpxCg](https://us02web.zoom.us/webinar/register/WN_oJ1Qtjf7RoypVJeCgvpxCg)**

**LIVE STREAMING IS AVAILABLE VIA A LINK BEING PROVIDED ON THE CITY'S WEBSITE ON THE MAIN  
PAGE AT [WWW.WATERVILLE-ME.GOV](http://WWW.WATERVILLE-ME.GOV).**

**PUBLIC COMMENTS AND QUESTIONS SHOULD BE EMAILED TO  
[PUBCOMMENT@WATERVILLE-ME.GOV](mailto:PUBCOMMENT@WATERVILLE-ME.GOV)**

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**REGULAR MEETING**

**7:00 P.M.**

**PRESENT:** J COELHO, MAYOR  
STEPHEN DALY, CITY MANAGER

**COUNCILORS:** MICHAEL MORRIS, FLAVIA OLIVEIRA, THOMAS KLEPACH, REBECCA  
GREEN, RICHARD FOSS, CLAUDE FRANCKE, ERIK THOMAS

**PLEDGE OF ALLEGIANCE**

**DISCLOSURE OF CONFLICT OF INTEREST**

**NONE WERE DISCLOSED**

**MANAGER'S REPORT**

FEMA has been working with WFD to stage a Covid-19 vaccine site at LaFleur Airport on May 8-12. FEMA will reimburse the city for a police detail and any other costs incurred to facilitate the event.

HEP Energy has sold its interest in the solar farm planned for the Runser property adjacent to the southeast corner of the airport property to Tangent Energy Solutions, Inc.. CES, our energy broker, has indicated that Tangent is a good company and that the sudden and unannounced sale is common in this industry.

The airport received a \$13,000 grant from the FAA to cover extraordinary costs related to Covid19. Skydiving activity will begin on Friday, April 23. Bids for the Taxiway A Project, scheduled to begin in September, will be opened later this week and will be immediately submitted for 100% FAA funding.

Major work has begun on the Water St, Bridge St, Spring St, Front St, Main St intersection as part of the BUILD GRANT. Traffic flows will vary over the next few months as the new intersection design is implemented. On Main St, the lighting contractor is removing the west side street lights in preparation for the sidewalk work. Parking on the West side from Silver St to Temple St has temporarily been eliminated. This is a precursor to the shifting of work zones and traffic control adjustments we will see throughout the project timeline.

To address a feature of the project not considered by MDOT, city staff are creating an inventory of side street sidewalks (i.e., Temple St, Appleton St, Common St, Front St, etc.) to obtain a price from the project contractor to replace the current asphalt curbs and sidewalks with granite curb and concrete sidewalks to tie the entire downtown together with a consistent appearance and quality of upgrading. We are also looking at options for improving street lighting on Temple St and into Head of Falls to encourage pedestrian traffic after dark and to tie Head of Falls as a park and parking area to downtown. The cost will fall to the city and will likely be proposed to come from TIF revenues.

The work began on The Center on Monday, March 29. Colby has decided to remove the entire building based on the cost of preserving the original Main St. façade and the delay in doing so created by the Main St. re-configuration of the BUILD Grant project. The new building is projected to be complete by the fall of 2022. I have permitted the Colby contractor to fence off a portion of the parking lot behind city hall for crane placement, materials storage and vehicle access during construction. All public parking behind city hall has been abandoned for the duration. Visitors to city hall will still have the Castonguay and Front St. lots to use. City hall employees will be using a few rented spaces in the lot behind city hall, the public parking lot south of the Morning Sentinel building and the lot at Head of Falls in lieu of other arrangements being made.

First Park in Oakland has announced that T-Mobile will be adding 300 new positions to its current 800-member workforce beginning immediately. The new entry sign to First Park will announce the openings.

Progress is intensifying on the pool renovation. The pool is scheduled to reopen on June 19 with appropriate Covid safety measures in place. No difficulties have been reported in meeting this schedule.

FRIENDS OF QUARRY ROAD – JOE REISERT shared that the group had received another grant to fund additional planning for development designs for parking and a downhill ski area. Mr. Reisert explained that this doesn't commit the city to anything, but simply creates options.

Mayor Coelho asked for an estimate of economic activity from a two-night event at the Quarry Road Recreation Area. Mr. Reisert estimated that such an event generates \$50K in economic activity.

Mr. Reisert shared that state statutes mandate that MDOT help to fund roads to ski areas, which will help make improvements to the road leading into the site.

Councilor Klepach pointed out the need to mitigate the environmental impact to the area stream. Mr. Reisert noted that there was also frontage on Upper Main Street but expressed concern about staffing and maintaining two buildings, but noted that there may be private interest in developing a restaurant at the top of the downhill ski area.

Councilor Francke asked whether there had been any consultation with an ornithologist, to which Mr. Reisert answered that they had not.

### **APPROVAL OF CONSENT AGENDA**

#### **MINUTES OF CITY COUNCIL MEETING OF APRIL 6, 2021**

RESOLUTION 83-2021

ROLL OF ACCOUNTS NO 8

RESOLUTION 84-2021

AUTHORIZING THE CITY MANAGER TO EXECUTE A SEWER EASEMENT AGREEMENT

ORDER 85-2021

APPROVAL OF FORFEITURE (FIELD)

ORDER 86-2021

APPROVAL OF FORFEITURE (PELLETIER)

Motion Made and Seconded for Approval of Consent Agenda

Vote: All in Favor (7-0)

Motion Made and Seconded to Read All Items by Title Only

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

### **UNFINISHED BUSINESS**

ORDINANCE 72-2021

AMENDMENT TO BUILDING & ELECTRICAL PERMITS ORDINANCE

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

### **NEW BUSINESS**

RESOLUTION 87-2021

AUTHORIZING A CONTRACT RENEWAL WITH THE SOMERSET COUNTY  
COMMUNICATIONS CENTER

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 88-2021

AUTHORIZING ISSUANCE OF A SECONDHAND DEALERS LICENSE TO  
BARELY USED BOUTIQUE

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 89-2021

AUTHORIZING RENEWAL OF A SPECIAL AMUSEMENT LICENSE TO ITALI-  
AH, D/B/A LION'S DEN TAVERN

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 90-2021

AUTHORIZING RENEWAL OF A SPECIAL AMUSEMENT LICENSE TO  
ERICA'S

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 91-2021

AUTHORIZING THE CITY MANAGER TO PURCHASE POWER

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 92-2021

REFERRAL TO PLANNING BOARD (72 PLEASANT STREET)

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Thomas

Councilors Voting No: Francke

Vote: (6-1)

ORDINANCE 93-2021

AMENDMENT TO ZONING (THOMAS COLLEGE)

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

ORDINANCE 94-2021

AMENDMENT TO ZONING ORDINANCE & LICENSES & PERMITS  
(SHORT-TERM RENTALS)

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

ORDINANCE 95-2021

AMENDMENT TO LICENSE & PERMITS ORDINANCE (APPENDIX A)

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

ORDER 96-2021

LEASE FOR SIGN INSTALLATION (FIRSTPARK)

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 97-2021

AMENDMENT TO THE FEE SCHEDULE FOR FIRE DEPARTMENT SERVICES

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 98-2021

AUTHORIZING THE CITY MANAGER TO EXECUTE POLICE MUTUAL AID AGREEMENTS

Motion Made and Seconded to Adopt

Motion Made and Seconded to Add the word "And"

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

Motion Made and Seconded to Adopt As Amended

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 99-2021

SUPPORT FOR DISTRICT OF COLUMBIA STATEHOOD

Motion Made and Seconded to Adopt

Councilor Foss stated that he does not support this resolution since he feels that there are other solutions available.

Councilor Francke gave a brief review of history and stated that there is no taxation without representation, except the citizens of DC still pay taxes and urged support for a grassroots effort to support them.

Councilor Klepach said that although he supports statehood for DC and Puerto Rico, he questioned whether this was the correct forum for this topic and that he feels that this is politically charged and that all Waterville residents don't support this.

Mayor Coelho agreed and said that national issues divide us.

Councilor Oliveira stated her support for this resolution.

Councilors Voting Yes: Oliveira, Green, Francke,

Councilors Voting No: Morris, Klepach, Foss, Thomas

Vote: (3-4)

RESOLUTION 100-2021

WATERVILLE, MAINE ENCOURAGES THE U.S. CONGRESS TO INITIATE A REVENUE-NEUTRAL FEE ON CARBON FUELS

Motion Made and Seconded to Adopt

Mayor Coelho said that this is a national issue and stated that he doesn't trust the federal government to return money to the citizens.

Councilor Francke explained that the fee would be charged on fossil fuels at the point of sale, and then returned to the residents equally.

Councilor Foss shared his distrust of this program and questioned why other countries aren't participating.

Councilor Morris questioned whether this would apply to property owners, or renters, and said that more work needs to be done on this.

Councilor Foss noted that if one person pays more in gas, that all people would get equal payments.

Councilor Green expressed support and pointed out that returning money as an incentive is progressive and that lower income would get the same money returned.

Mr. William Lee, resident, said that this is incentives vs. regulation and noted that we all have a problem with climate change, but Congress hasn't acted.

Mr. Richard Thomas stated that the increased price of carbon would force the shift to cleaner options and force the shift.

Councilor Thomas said that his is open to consider a local policy to lessen our carbon footprint if we are going to act at the local level.

Councilor Klepach agreed with Councilor Green in that this does have a direct impact on Mainers and that a burden would be imposed to encourage the wanted behavior.

Councilor Foss reiterated that there is no incentive if we spend differing amounts but get the same refund.

Councilor Francke said that the incentive would be to save money on spending, which would encourage purchasing cleaner options.

Julie Letourneau Ayers, Waterville Senior High School Green Team Advisor, said that 38 members of her team had researched this topic and voted unanimously to support it.

Councilors Voting Yes: Oliveira, Klepach, Green, Francke,

Councilors Voting No: Morris, Foss, Thomas

Vote: (4-3)

### **COUNCILOR UPDATES**

Mayor Coelho stated that he would have language ready for the next City Council meeting to ban the use of facial recognition software.

Motion Made and Seconded to Adjourn

Adjourned at 9:12 p.m.

\_\_\_\_\_ City Clerk